

Indicators Discussed in the Workgroup but Not Recommended

DRAFT June 26, 2009

1. Housing Choices, including affordability:								
Housing Unit Characteristics a. Number / Percent Occupied vs. Vacant Housing Units b. Number/Percent Single Family, Multifamily, Mobile Home, Other c. Vacancy Rates - <u>Homeowner/Rental</u>	Decennial Census and ACS data with different reporting cycles depending on population size	Decennial and 1, 3 or 5 year ACS	State, County	Empirical	Provides an overview of basic housing characteristics	1. Annual ACS data is available for 16 Maryland counties, 3-year averages for 23 (excluding Kent) and 5-year averages for all. 2. It should also be noted that data cannot be compared between the different reporting cycles	DHCD	Good Indicator, but information is limited or difficult to collect.
Rental Characteristics - Number and percentage of existing / total rental housing units that are affordable at <u>30/60/80 % of AMI</u> .	ACS Data for counties with different reporting cycles.	1 year or 3 and five-year averages	State, County	Empirical	Indicator provides snap shot of affordable housing opportunities on the rental side. Helps identify the available housing choices in local communities	See note above regarding ACS data. Data is collected and available by price range rather than AMI. It may require picking price points.	DHCD	Good Indicator, but information is limited or difficult to collect.
Rental Characteristics - Rental Units by Bedroom Sizes (0-1 BR, 2 BR, 3 BR, 4+BR)	ACS Data for counties with different reporting cycles.	1 year or 3 and five-year averages	State, County	Empirical	Identifies scope of housing options for families	ACS has the number of renter/owner units by bedroom sizes	DHCD	Good Indicator, but information is limited or difficult to collect.
Rental Housing Characteristics - Number of Subsidized rental housing opportunities - existing & new. Where possible, include breakout of unit details such as affordability levels (30/60/80% AMI), number of bedrooms (0-1, 2, 3, 4+), elderly and disabled units. The subsidized total would include: i. Public Housing Units (From 25 Housing Authorities) and Wait List ii. Affordable Rental (From DHCD, HUD and other properties) and Vacancy Rate iii. Housing Choice Vouchers (from 26 housing authorities) and waiting list iv. Other Affordable Units (such as from MPDU Programs - include HO units)	DHCD survey/research of HUD, Housing Authorities, & Local Governments	Yearly	State, County	Empirical	Indicates available supply of affordable rental housing	CPHA would like unit characteristics regardless of availability. DHCD knows that the availability and accessibility of the information is limited. The data is generally available as is . It is maintained by a range of government entities - DHCD does not have oversight over all affordable housing in MD. It requires significant staff time to solicit and assemble. If data is not available from the other entities, there is no stick to make them get it or do it.	DHCD	Good Indicator, but information is limited or difficult to collect.
For Sale Characteristics a. Annualized Housing Sales Activity / Volume by County b. Number / Percentage of homes at various price increments or for sale below X price target by County (<u>30/60/80/120</u>) % of AMI.	MRIS and MDP	Monthly and Yearly	State, County	Empirical data	Identifies the market supply of affordable/workforce for sale housing. A central indicator to identify local affordability.	Data is collected and available by price point rather than AMI. It may require picking price points.	DHCD	Good Indicator, but information is limited or difficult to collect.
Foreclosure Rate	Data is assembled by DHCD on a county wide and zip code level.	Monthly	Zip Code and County	Empirical Data	Identifies market/household challenges, health of communities, and potential redevelopment opportunities.	Indicator is relevant to current events but is not central to ongoing growth debate.		No consensus on this indicator
New residential building permits valued over \$50,000 geo coded by type (single family attached / detached; two family; multi-family; mobile homes; other shelter; mixed use); <u>inside and outside PFAs</u>	BMC (PFA data required by law for locals to submit and be in place by 2011)	Annual	State and County	Empirical	Identifies			

Geographic Measure of Higher Opportunity Areas (as framework to spatially measure various housing indicators)	TBD	TBD	TBD	Derived Analysis	CPHA believes one key question for smart growth is, "Can everyone share in the benefits of smart growth?" If smart growth in higher opportunity areas is all unaffordable, and if all affordable housing is created in areas of lower economic opportunity, then how will low income people have access to healthy, diverse and opportunity rich communities?	No Consensus Reached on This Item DHCD is opposed to using an index as part of this indicator process for many reasons but is open to discussing it as a separate project. CPHA believes that the Task Force should commit now to undertaking such a process and including such a measure (to be determined) in the smart growth housing indicators.		No consensus on this indicator
CPHA / CBF Finding 1								
<p>Finding: Building permits are a reliable data source for monitoring new growth, construction & housing development and limited info is currently collected.</p> <p>Recommendation: CPHA and CBF propose that the State consider working with municipalities to revise building permits to include new useful information for both indicator reporting and to include new information useful to city/counties. Additional information should include: 1) amount of impervious surface created 2) For residential projects: a) (Size): Single family: # of BR; Multi family, # of units, # of BR per units. c) Owner intent: owner occupy, sale, rent, subsidized rent. D) if dwelling will be ADA accessible</p>	TBD	TBD	County and Local Government	Empirical Data	To understand in detail what is being constructed		Local Governments	Good Indicator, but information is limited or difficult to collect.
2. The Impact of Growth on the Environment, including Land, Air, & Water:								
Air Quality (NO ₂ , SO ₂ , CO, Pb, O ₃ , Fine particulates)	Available from MDE	Monthly	Available for 26 stations around the State. Coarsely, regional	Empirical	Air Quality. GOAL: Quality of Life and Environmental Protection	MDE monitors 26 stations around the State. Not every county has a station, and they are clustered around Baltimore. Much of Maryland's air pollution comes from other states; quality is affected by weather and winds; factors other than growth (pollution control programs, the economy) have large impact.	MDE-ARMA	Bad Indicator, but nothing better for air quality. VMT may be a better indicator.
Amount of impervious surface	Changes in impervious cover could be captured from development plans and building permits during the development review process.	Annually	Municipality, County, watershed	Empirical Data from building permits.	The percent impervious surface in a watershed correlates with the health of aquatic resources. The watersheds with the highest values for this indicator offer the greatest potential for implementation of best management practices whose objective is to filter runoff and moderate runoff peak velocities. GOAL: Environmental Protection.	Not readily available at this time.	Local governments	Good Indicator, but information is limited or difficult to collect.
New and Existing septic systems with nitrogen removal technology	Available from MDE/Local Governments	Annual	County	Number of septic systems is empirical; pounds of nitrogen released could be derived	Tells us the number of existing septic systems that were upgraded and new septs that have nitrogen removal technology. This is an indicator of environmental protection. GOAL: Environmental Protection		MDE/Local Governments	No consensus on this indicator
Acres of developed land by primary treatment type: structural/non-structural, connected/disconnected, ponds/LID, and acres compliant with SWM Act.	Could be captured during development review process or NPDES inventories.	Annual	Municipality and County	Empirical	When redeveloped, areas must institute stormwater control, although less stringent than those applicable to new development. GOAL: Environmental Protection and Resource Conservation		Not clear.	No consensus on this indicator

Acres of previously developed land redeveloped under new stormwater management regulations	Not clear	Annual	Municipality and County	Empirical	When redeveloped, areas must institute stormwater control, although less stringent than those applicable to new development. GOAL: Environmental Protection and Resource Conservation		Not clear.	Good Indicator, but information is limited or difficult to collect.
Acres of newly developed land under new stormwater management regulations	Not clear	Annual	Municipality and County	Empirical	When developed, areas must institute stormwater control. GOAL: Environmental Protection and Resource Conservation		Not clear.	Good Indicator, but information is limited or difficult to collect.
3. The Fiscal Cost of Growth:								
Police	County/Municipalities	Annual	County/Many municipalities	Empirical	Predominant Public Service with all growth	Ability to maintain 2.5 officers per 1,000 population May need to be changed to address fiscal cost instead of population ratio.	Counties/Many municipalities	Good Indicator, but information is limited or difficult to collect.
5. The Impact of Transportation on Growth:								
VMT per capita	MDOT/SHA	Annual	Statewide/region	Derived estimates	VMT/per capita indicates the travel effect/behavior of different growth patterns. Smart Growth land development patterns, which are characterized by mixed-use, compact, and walkable with good quality designs, tend to produce fewer VMT/per capita because residents in these communities travel shorter distances, and use transit, walking and biking more to their destinations thus reduce the need for motor vehicle travel and reduce energy consumptions.		MDOT/SHA	No consensus on this indicator.
Number of HUs, number of jobs within 1/2 mile of a transit stop	See above re: jobs data. Transit data available from MTA.	Annual	State / County	Derived from empirical	Indicates transit accessibility in communities. Goal: increasing transit accessibility	Housing unit information by 1/2 mile radius does not include multi-family dwellings. Jobs data is incomplete and sometimes inaccurate.	MDOT/MDP	Good Indicator, but information is limited or difficult to collect.
Number of dwelling units, square footage of industrial/commercial inside and outside the PFA within 5 miles of a highway interchange.	Would require geo-coded building permit data. (SHA/MDP/County/Municipality)	Annual	County/region/municipality	Empirical	It indicates a degree of sprawl or Smart Growth due to transportation accessibility improvement.	Difficulties getting data together.	MDOT/MDP	Good Indicator, but information is limited or difficult to collect.
Number of Access Permits Outside/Inside PFA and/or number of centerline miles of uncontrolled access roads.	SHA can provide for county level	Annual	County/region/municipality	Empirical	An increase would measure undesirable growth patterns outside the PFA	Can counties provide such data too?		No consensus on this indicator.
#DU or SF of office/commercial permitted that DID and did NOT require mitigation on county or state road.	Counties/SHA	Annual	County/Municipality	Empirical	Could provide indication of added strains to state transportation network. (Cumulative effects of smaller projects that are not mitigated).	Building permit data at local level is key.		Good Indicator, but information is limited or difficult to collect.
Pedestrian Accessibility(Median Block size)	?		municipality/large activity centers/PFAs	derived analysis	shows walkability. Goal: increasing walkability in PFAs	data collection		Good Indicator, but information is limited or difficult to collect.
Road/Street Connectivity (centerline miles/Sq Mile, intersections/Sq mile)		?	PFAs	derived analysis	shows Smart Growth street patterns	data collection		Good Indicator, but information is limited or difficult to collect.
6. The Impact of Growth on Business, including Job Creation, Fiscal Impact, Agribusiness, Toursim, & Forestry:								
Jobs in and out of the PFA	DLLR (ES-202)/MDP/local governments	Annually	County	Empirical	This is a measure of patterns of non-residential growth over time.	Data accuracy and availability	MDP/County	Good Indicator, but information is limited or difficult to collect.